

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01762/FPH	Part single and part two storey rear extension and first floor side extension. Insertion of side elevation rooflight.	53 Lawrence Avenue Letchworth Garden City Hertfordshire SG6 2EY

Submitted Plan Nos

A100 Rev 1 A101 Rev 1 A105 Rev 6 A106 Rev 4 A110 Rev 2

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild

D3	Protecting living conditions
T2	Parking
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding

2.0 **Site History**

- 2.1 90/00894/1 - Single storey side and part front extension incorporating garage, following demolition of existing garage and conservatory.

Granted

3.0 **Representations**

- 3.1 **Neighbour consultations** – None received.
- 3.2 **Letchworth Garden City Heritage Foundation** - None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached, two-storey dwelling on the east side of Lawrence Avenue, Letchworth Garden City. The site benefits from a driveway and front and rear gardens.

4.2 **Proposal**

- 4.2.1 Part single and part two storey rear extension and first floor side extension. Insertion of side elevation rooflight.

4.3 **Key Issues**

- 4.3.1 The key issues for consideration are as follows:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design

- 4.3.2 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.3 The proposal consists of a part single and part two storey rear extension and a first-floor side extension whereby the first-floor element would appear as a wrap-around. The single storey element would have a width of 3.4m to meet the existing rear element at no.55 Lawrence Avenue, the adjoining neighbour and, thereby, offsetting the two-storey element from the shared boundary line by 3.4m, a depth of 3.4m and have a pitched roof with an eaves height of 2.5m and a peak height of 3.6m. The two-storey element would have a full rear width of 4.5m, whereby 1.5m would extend beyond the first-floor side elevation wall, a depth of 7.9m and have a pitched roof, hipped at each end, with an eaves height of 5.0m and peak height of 7.0m, when measured from the rear elevation. The proposal includes 1no. side elevation rooflight and 1no. first floor side elevation window. The proposed external materials are facing brick for the walls to match existing, interlocking concrete roof tiles to pitched roofs and felt to flat roofs to match existing, uPVC windows to match existing and powder coated aluminium doors.
- 4.3.4 In my view, the scale of the proposed works would be a sympathetic addition to the dwelling. The proposed roof form and material palette are considered sympathetic and would not result in an adverse effect on the character of the dwelling.

- 4.3.5 This is considered to be in line with Section 12 of the National Planning Policy Framework and Policies D1 and D2 of the Local Plan.

Impact on Neighbours

- 4.3.6 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.7 Regarding no.55 Lawrence Avenue, the adjoining neighbour, the proposed single storey element would extend only 0.3m deeper than the existing rear element at no.55 and the two-storey element would be offset from the shared boundary line by 3.4m. As such, it is not considered that the proposal would result in unacceptable harm upon no.55's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.8 Regarding no.51 Lawrence Avenue, the non-adjoining neighbour, the two-storey element would have a hipped roof, be offset from the shared boundary line by 2.0m, only 1.5m closer than existing and the first-floor side elevation window would be obscure glazed. As such, it is not considered that the proposal would result in unacceptable harm upon no.51's living conditions as to be objectionable in terms of over dominance, shading or overlooking.
- 4.3.9 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 12 of the NPPF.

Highways and Parking:

- 4.3.10 The proposal includes an increase in the number of bedrooms from 3no. to 5no. and the garage conversion would reduce on-site parking provision; however, on-site parking provision would maintain enough space for 2no. parking spaces. Therefore, with regard to Policy T2 of the NHLP, there would be no car parking issues arising from the development.

Environmental Implications

- 4.3.11 The proposed development would be consistent with the criteria set out in Policy D1 of the NHLP '*Sustainable Design*'. There are no other significant environmental implications as a result of the proposed development.

Biodiversity Net Gain:

- 4.3.12 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the ‘de minimis’ exemption.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and in accordance Policies D1, D2, D3, T2 of the NHLP 2011-2031 and Sections 12 and 14 of the NPPF.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 20 August 2025	